

Proposed Comprehensive Plan Map changes for the Highlands Subarea
Prepared for the Planning Commission- August, 2006

Change from CV to RMF

- A small area south of Sunset Blvd/ SR 900, east of Dayton Ave. There is no direct arterial access for these properties, so it does not make sense for them to be in the Center Village. Their zoning will remain RMF (Residential Multi-Family).

Change from RMD to CV

- Area north of 16th St between Harrington Ave and Kirkland Ave. Both this area and the area between 12th and 16th are currently zoned R-10, which implements both the CV and RMD (Residential Medium Density) land use designations, but there is nothing to distinguish the areas from one another. It makes sense for both areas to be in the Center Village.
- The finger of parcels along Harrington Ave. between 9th St. and 7th St. With frontage on Harrington, these parcels would extend the CV slightly south of the commercial development on Sunset.

Change from RMD to RSF

- Small area north of Sunset Blvd. and west of Edmonds Ave. This area is already redeveloped into single family housing. It should be designated Residential Single Family.
- Area near Monroe Ave and Sunset. The properties on Monroe Ave are protected by covenant at their current level of intensity, which is approximately 6 units per net acre. RSF land use designation is appropriate here.